

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: January 12, 2006

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian III, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner

Staff Members: Jim Wallace, Director of Building and Planning; Brooke Zurek, Planner.

Call to Order

Mr. Julian called the meeting to order at 7:08 p.m.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, present; Karen Plummer, present; Marty O'Donnell, present; Stephen Petersen, absent; Mimi Troy, absent; Lisa McCauley, absent.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Julian announced the order of proceedings.

New Business

ARC 06-01 Geleske Residence 536 South Grove Avenue (Historic)

Petitioner: Sarah Petersen, S.A. Petersen Architects; Tim and Margarita Geleske.

Mr. Julian swore in those present who wished to speak.

Ms. Petersen began by explaining the proposed planned addition of two dormers to the existing roof. The dormers would be constructed on the north and south roof mass. The materials used would be roofing and proposed vinyl siding. The house was renovated in 1998 and sided completely with vinyl. It is this reason that vinyl is the proposed material.

Mr. Wallace presented the staff report. He noted the key issues are differentiation of old and new and the appropriateness of the materials used.

Mr. Julian began discussion on the proposed materials. He asked for any comments from the commission.

Mr. O'Donnell stated he didn't think it is necessary to require wood siding on the dormers since the rest of the house is vinyl. It makes more sense to match what they have now and in the future when the vinyl needs replacing upgrading to cedar.

Mr. Julian asked the commission if they are in agreement that the house is a contributing structure. All agreed that it is. He also asked if the commission is comfortable with adopting staff's findings as their own. All agreed on that as well.

Mr. Wallace asked the commission if the differentiation between old and new is sufficient. All agreed it is.

Mr. Wallace asked whether or not the proposed vinyl siding and proposed aluminum clad windows are appropriate. All agreed they are appropriate in this situation.

Mr. Julian added that it is agreed upon given that there is no existing wood siding to match. Additionally no changes to the footprint structure and no major changes will be made. He recommends using wood windows and wood siding, though not a requirement, and to eventually restore home to that standard.

Mr. Wallace read over the conditions noted:

1. Vinyl is approved given there is no existing wood siding on the house.
2. There is to be no change to the footprint of the structure.
3. No major changes to the house will be made.
4. Aluminum windows that match the existing windows on the house are approved.
5. It is recommended that wood siding and windows be used, though it is not a requirement.

Ms. Plummer made a motion to approve the proposed alterations subject to the conditions noted. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell. Nay: None. Motion carried.

ARC 05-21 Shops at Flint Creek, 500 North Hough Street (Non-historic)
Petitioner: David Duffy, Hamilton Partners

Final cornice details are reviewed and discussed. The proposed reveal of the brick corbels is ½ inch.

Mr. Coath stated his concern with the ½ inch reveal. He noted that most buildings in town typically have a one-inch reveal.

Mr. Duffy stated they could go up to a 5/8 inch reveal on cornices #3 and #4. They cannot do a 5/8 inch reveal on cornice #6 due to a cast stone accent next to it.

Mr. Duffy described the materials used for the cornices. The material is urethane.

Mr. O'Donnell asked if "Fypon" would be used.

Mr. Duffy stated that they will either use that brand or the same material by a different manufacturer.

Upon discussion the petitioner agreed to use a 5/8 inch reveal for the brick corbels on cornices #3 and #4.

The ARC recommended that there be a ¾- to 1-inch reveal on the brick corbels on cornices #3 and #4.

Ms. Plummer made a motion to approve the final details subject to the condition noted. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell. Nay: None. Motion carried.

ARC 05-28 J2K2, 303 South Hough Street (Historic)
Petitioner: Karl Heitman, Heitman Architects; Joshua Barney.

Mr. Julian noted that this is a public hearing and swore in anyone who wished to speak on this matter.

Mr. Julian explained that there has been a preliminary hearing and a site inspection.

Mr. Heitman listed the details they are seeking approval on:

1. Removal and replacement of the garage.
2. Revision on the elevation of the garage.
3. Reuse of the door panels from the old garage as fixed panels in the new one.
4. Restoration and reuse of the front porch original columns.
5. Preservation of the clapboard skirting on front porch.
6. Removal of the lean-to on the southeast corner.
7. Removal and rebuilding of the northeast porch.
8. Restoration of existing double hung windows and replacement of casement windows with double hung.

Mr. Julian asked for any public comments. No one from the public wished to speak.

Mr. Wallace presented the staff report.

Mr. Wallace requested clarification on the following:

1. Arched window removal.
2. Determination on gables and louvers
3. Extent of alterations to be permitted on front porch.
4. Preservation and restoration of the garage panels.

Mr. Julian began discussion on the house. He asked for opinion on the louvers.

Mr. Coath and Mr. O'Donnell agreed they are not original.

Mr. Julian asked Mr. O'Donnell for his opinion on the arched window.

Mr. O'Donnell stated it is basically a double hung window that goes up into an arch.

Mr. Heitman stated they would like to remove it and replace it with one that more closely matches the window on the front porch.

Ms. Plummer would like to see that window stay since it is an original window.

Mr. O'Donnell agreed that the window should stay.

The commission discussed the garage demolition. It is agreed that the garage should be demolished because it is structurally unsound.

Ms. Plummer asked about removing the storm windows on the front porch.

Mr. O'Donnell explained they can easily be removed without damage to the siding.

Ms. Plummer began discussion on the signage.

Mr. Wallace explained that The Zoning Board of Appeals approved the single pole sign and it will go before The Board of Trustees next for approval.

Mr. Julian began discussion on the new garage.

Mr. O'Donnell briefly discussed the reuse of the panels as fixed panels and added that it will look very good when completed.

Ms. Plummer asked about landscaping.

Mr. Heitman stated they plan to redo the landscaping.

Mr. Julian asked the commission if they can adopt staff's findings as their own. All agreed that they could.

Mr. Wallace gave overview of approvals and conditions:

1. Removal of gabled louvers is approved.
2. Installation of new cut glass windows is approved with divisions on exterior-most face.
3. The arched window should be preserved.
4. Removal of storm units only on the front porch is approved.
5. Northeast porch can be removed and rebuilt as proposed.
6. Single pole signage is approved.
7. Demolition of the garage is approved.
8. New garage as proposed with condition that cornice details should match the existing ones.
9. Lean-to removal is approved.

Mr. O'Donnell made a motion to approve the proposed renovations subject to clarifications and adopting staff's findings as their own. Mr. Coath seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell. Nay: None. Motion carried.

ARC 05-07 Barrington Park District, 511 Lake Zurich Road (Non-historic)
Petitioner: Tom LaLonde, Williams Architects.

Building details are submitted at this time to the ARC. Numerous changes have been made to the plans.

Ms. Zurek stated that the new plans look acceptable but staff is concerned with the different material proposed below the roof eave. The original plan showed stone veneer and the new shows cedar siding.

Mr. Coath asked for description of the cedar siding.

Mr. LaLonde explained it is a beveled cedar siding and was changed due to aesthetics.

Signage was discussed and determined to be a minor issue.

Ms. Plummer made a motion to approve final building details as submitted. Mr. Coath seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell. Nay: None. Motion carried.

Other Business

Staff presented concept sketches for remodel at 325 East Main Street. ARC offered comments for future submittal.

Adjournment

Mr. Coath moved to adjourn the meeting. Ms. Plummer seconded the motion. Voice note recorded all ayes. The motion carried.

Meeting adjourned at 9:00 pm

Respectfully submitted,
Shannon Conroy
Recording Secretary

John Julian III, Chairperson

Architectural Review Commission